



BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

OCTOBER 26, 2020

Under the conditions specified by law, the Board of Zoning Appeals will be conducting virtual meetings using the WebEx Platform. In order to keep the WebEx session manageable we are asking individuals, who wish to participate in the meeting, to contact the City Planning office by email or phone by noon on October 23, 2020. City Planning office phone number is 216.664.3826 or email us at cityplanning@clevelandohio.gov. You can also email Secretary Elizabeth Kukla at ekukla@city.cleveland.oh.us

The Board of Zoning Appeals will also be live streamed on YouTube. The links for the live streams will be available before the meeting on our website at:

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

9:30

Calendar No. 20-151

11800 Sprecher Ave.

Ward 16

Brian Kazy

11 Notices

Ameritrust Co. Nat. Assoc. owner, proposes to erect 50 foot high, 51' x 16' two sided electronic digital billboard in a B2 General Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.10(j) Billboards shall not include automatic changeable copy signs (i.e., electronic message centers).
2. Section 350.10(k) Any Building Permit application for installation of a new billboard shall be referred to the Director of the City Planning Department for a determination of compliance with the location, spacing and setback regulations of the Zoning Code. In making this determination, the Director and staff of the Department shall utilize a map maintained by the Department showing locations of existing billboards, zoning districts and other information necessary to make such determination. Spacing compliance determinations by City Planning include spacing along freeways per Section 350.10(e), and distance from freeway, per Section 350.10(i). (Filed September 30, 2020)

9:30

Calendar No. 20-153

10933 Superior Ave

Ward 9

Kevin Conwell

13 Notices

10933 Limited Liability, owner, and Arriel Scott DBA Caterpillars to Butterflies, propose to change use of retail store to a daycare in G2 Limited Retail Zoning District and an Urban Form Overlay

District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 348.04(d)(2)(A) which states that the total buildout must equal 80% of the principal street frontage; 20% of this requirement may be met with a street screen. Street screens shall be masonry and a minimum of 3.5 feet in height; no screening is proposed.
2. Section 348.04(d)(5)(A) which states that a Transition Strip and Street Screening on the Urban Secondary Street Frontage is required and must be a minimum of 3 feet deep. Street screens shall be masonry and a minimum of 3.5 feet in height and no screening is proposed.
3. Section 348.04(d)(5)(c) which states Transition Strip 6 ft. high screen element, 100% opacity is required along rear of property abutting Two Family District; none is proposed. (Filed September 30, 2020)

9:30

Calendar No. 20-155

16001 Holmes Ave

Ward 8

Michael D. Polensek

17 Notices

Annette Gibson (aka Reliable Hearts Enrichment Center), owner, proposes to change use to office in a B1 Two-Family Residential Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03 which states that in a Two-Family District office use is not permitted. Office is first permitted in Local Retail Business District.
2. Section 349.04(g) which states that Off-Street Parking Requirement is 6 parking spaces and an existing 2 car garage is shown.
3. Section 349.15 which states that 1 Bicycle parking space is required at the rate of one per twenty car parking spaces. (Filed September 29, 2020)

9:30

Calendar No. 20-156

5407 Detroit Ave

Ward 15

Matt Zone

25 Notices

Courtland Building Ltd., owner, proposes to establish use as a Tattoo Shop in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 343.01 which states that Tattooing use is not permitted in Local Retail Business District but first permitted in General Retail Business District per 343.11(b)(2)(P), and subject to the regulations of Section 347.12.
2. Section 347.12(b)(1) Even in district where tattoo use is permitted, such use is prohibited within 1,000 feet of residential district, daycare, community center, or church. Proposed use abuts a residential district to the rear, is within 1,000 feet of daycare/community center at 5209 Detroit Avenue (Center for Families and Children), and churches at 1416 West 57th Street, 1433 West 57th Street, and 4807 Detroit Avenue. (Filed September 30, 2020)

9:30

Calendar No. 20-157

18609 Rockland Ave

Ward 17

Charles Slife

12 Notices

Riad A Saleh, owner, proposes to remove existing roof of dwelling to erect a 16' x 25' rear 2 story rear addition to existing single family residence in an A1 One Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

- 1.** Section 357.09(b)(2) which states that the Required Interior Side Yard is 11.95 feet and the appellant is Proposing 3 feet.
- 2.** Section 358.03(a) which states that a fence running parallel with the driveway shall be 2.5' and shall be 75 percent open within 15 feet of driveway and sidewalk.
- 3.** Section 358.04 which states that a fence in Front Yard Setback area shall be 4 feet in height and 50 percent open and shall be ornamental. (Filed September 30, 2020)

RECONSIDERATION FROM SEPTEMBER 21, 2020

9:30

Calendar No. 20-131

4352 West 57th Street

Ward 13

Kevin J. Kelley

10 Notices

Teofil Dinca, owner, proposes to install approximately 25 linear feet of six foot high fence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

- 1.** Section 358.04(B) which states that a fence running generally parallel to and adjacent to a building on the same property shall be located no closer than three (3) feet to the closest wall of such building. Proposed fence is 25 inches from house on the same property. (Filed August 26, 2020) *THIS CASE WAS DENIED; APPELLANT REQUESTED RECONSIDERATION AND PRESENTED NEW INFORMATION THAT WARRANTED IT.*